

LAKE COUNTY ZONING BOARD

October 6, 2004

AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., **on Wednesday, October 6, 2004**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, October 26, 2004, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

| | |
|----------------------------------|------------|
| Ms. Jennifer Hill, Vice Chairman | District 1 |
| Mr. Robert A. Pool | District 2 |
| Ms. Debbie Stivender, Chairman | District 3 |
| Ms. Catherine Hanson | District 4 |
| Mr. Welton G. Cadwell | District 5 |

ZONING BOARD MEMBERS

| | |
|--------------------------------------|------------|
| Mr. Timothy Morris, Vice-Chairman | District 1 |
| Mr. Scott Blankenship | District 2 |
| Mr. James Gardner, Secretary | District 3 |
| Mr. Robert Herndon | District 4 |
| Mr. Paul Bryan, Chairman | District 5 |
| Mr. Donald Miller, Member-at-Large | |
| Mr. Dennis Reid, School Board Member | |

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
October 6, 2004
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
October 26, 2004

| PUBLIC HEARING NO. | PETITIONER | AGENDA NO. | TRACKING NO. |
|-----------------------|---|---|----------------|
| PH#16-04-4 | Merry Gro Farms Inc. Cecelia Bonifay, Esq. | 1 Continue to LPA 1st Transmittal 2005 | #30-04-Z |
| PH#50-04-4 | CQ Enterprises Leslie Campione | 2 | #54-04-CP |
| PH#62-04-5 | B2 Cattle Venture, LLC Steven J. Richey, P.A. | 3 | #68-04-PUD/AMD |
| PH#59-04-5 | Kevin & Nancy Allen | 4 | #63-04-Z |
| PH#58-04-4 | Dubsdread Contracting & Development Bruce G. Duncan, P.A. | 5 | #62-04-MP |
| PH#57-04-4 | Robert & Ollivene Sullivan Thomas Daly c/o Daly Design | 6 | #61-04-PUD/Amd |
| PH#53-04-3 | Al Plasterek Donald Maheux | 7 | #57-04-Z |
| PH#55-04-3 | R. Dewey Burnsed Valerie Fuchs, Esq. | 8 | #59-04-Z |
| PH#60-04-2 | Calvary Church Inc. d/b/a Fusion Church George & Carolyn Bagony | 9 | #64-04-CP |
| PH#56-04-3 | Long & Scott Farms Cecelia Bonifay, Esq. | 10 | #60-04-CFD |
| PH#61-04-1 | Jad Daye & Inmad Nasnas Rudolph Rode | 11 | #70-04-Z |
| PH#64-04-2 | Sosa Related Investments Greg A. Beliveau, AICP, LPG | 12 | #67-04-PUD |
| PH#63-04-3 | GSH Development Tim Green, Green Consulting | 13 | #69-04-PUD/AMD |
| PH#54-04-2 | Open Door Baptist Church Brian R. Camp, Representative | 14 | #58-04-CFD/AMD |
| MSP#04/9/1-2 | E.R. Jahna Industries Creative Environmental Solution | 15 | #65-04-MSP/AMD |
| MSP#04/7/1-3 | Florida Rock Industries Steven J. Richey, P.A. Chryl Ellinor, LPG Environmental & Permitting Services | 16 | #50-05-MSP/AMD |

TRACKING NO.: #30-04-Z

CASE NO: PH#16-04-4

AGENDA NO: #1

OWNERS: Merry Gro Farms, Inc.

REPRESENTATIVE: Cecelia Bonifay, Esq.

GENERAL LOCATION: Eustis/ East Lake County area – Lying southwest of the intersection of SR 44 and Cardinal Lane. (Secs 11 and 14 Twp. 19S Rge. 27E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-3 (Medium Estate Residential).

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 200+/acres

FUTURE LAND USE: Rural

NOTE: This is application has been postponed until after the 1st Transmittal Cycle of 2005 for the Land Use Plan Map Amendment.

TRACKING NO.: #53-04-CP

CASE NO: PH#50-04-4

AGENDA NO: #2

OWNERS: CQ Enterprises

REPRESENTATIVE: **Leslie Campione, Attorney**

GENERAL LOCATION: Bassville Park area – Property lying SE'ly of SR 44, to the E of the Bassville Fire Department. (Sec 31 Twp. 18S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-6 (Urban Residential) to CP (Planned Commercial) to allow construction of mini-warehouses.

EXISTING ZONING: R-6

SIZE OF PARCEL: 8.53+/acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #68-04-PUD/AMD

CASE NO: PH#62-04-5

AGENDA NO: #3

OWNERS: B2 Cattle

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park / Lady Lake area – From the intersections of US Hwy 441 and Lake Ella Rd, proceed W'ly along Lake Ella Rd approximately 1-1/2 miles to intersect Rolling Acres Rd, N'ly along Rolling Acres Rd, approximately 3/4 mile to property lying W'ly and E'ly of Rolling Acres Rd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #14-92 "Urlico PUD" to allow for the continued use and construction of a residential subdivision with a driving range, pool, tennis court(s) and clubhouse.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 161+/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #63-04-Z

CASE NO: PH#59-04-5

AGENDA NO: #4

OWNER: Kevin & Nancy Allen

GENERAL LOCATION: Pine Lakes area – Property located approximately 3/4 miles N of Royal Trails Road and Seagrape Avenue.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from CFD (Community Facility District) to A (Agriculture) for a tree farm and agricultural uses. (

EXISTING ZONING: CFD

SIZE OF PARCEL: 25+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #62-04-MP

CASE NO: PH#58-04-4

AGENDA NO: #5

OWNERS: Dubsdread Contracting & Development

REPRESENTATIVE: Bruce G. Duncan

GENERAL LOCATION: Mount Dora / East Lake County area – Property located NE'ly of the intersection of SR 46 and Round Lake Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to MP (Planned Industrial) to provide for office/warehouse uses.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 11+/acres

FUTURE LAND USE: Suburban & Employment Center

TRACKING NO.: #61-04-PUD/AMD

CASE NO: PH#57-04-4

AGENDA NO: #6

OWNERS: Robert & Ollivene Sullivan

REPRESENTATIVE: Thomas Daly c/o Daly Design

GENERAL LOCATION: East Lake County / Mt Dora area – Property located approximately 1/2 mile S of SR 46, W of Round Lake Road and also SE'ly of Robie Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ordinance 1995-37 to eliminate the golf course and the reallocation of open space and add 150 units to the currently approved 600 residential units.

EXISTING ZONING: PUD

SIZE OF PARCEL: 298 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #57-04-Z

CASE NO: PH#53-04-3

AGENDA NO: #7

OWNERS: Al Plasterek

REPRESENTATIVE: Donald Maheux

GENERAL LOCATION: Mount Dora area – Property located W of SR 19 and Dodson Cutoff.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from CFD (Community Facility District) to R-7 (Mixed Residential) to allow for construction of villas/duplexes. (3.81 +/- acres)

EXISTING ZONING: CFD

SIZE OF PARCEL: 3.81 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #59-04-Z

CASE NO: PH#55-04-3

AGENDA NO: #8

OWNERS: R. Dewey Burnsed

REPRESENTATIVE: Valerie Fuchs, Esq.

GENERAL LOCATION: Yalaha area – Property located S of CR 48 on the E & W sides of Number Two Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to R-1 (Rural Residential).

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 14.45 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #64-04-CP

CASE NO: PH#60-04-2

AGENDA NO: #9

OWNERS: Calvary Church Inc.

REPRESENTATIVE: George & Carolyn Bagony

GENERAL LOCATION: Minneola area – Property located E'ly of US Hwy 27/SR 25 just NE of Apshawa Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from CFD (Community Facility District) to CP (Planned Commercial) with C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses.

EXISTING ZONING: CFD

SIZE OF PARCEL: 26.25+/acres

FUTURE LAND USE: Suburban

TRACKING NO.: #60-04-CFD

CASE NO: PH#56-04-3

AGENDA NO: #10

OWNERS: Long & Scott Farms

REPRESENTATIVE: Cecelia Bonifay, Esq.

GENERAL LOCATION: Lake Jem (Orange Co. / Lake Co. Line): Property located approximately 1/2 mile E of CR 448A and S of Duda Road, on the W side of Orange County line.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) to extend an airstrip from the Orlando North AirPark, 1455 feet to Lake County property to the west of the Orange County Line/Lake County line. (

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #70-04-Z

CASE NO: PH#61-04-1

AGENDA NO: #11

OWNERS: Jad Daye & Inmad Nasnas

REPRESENTATIVE: Rudolph Rode

GENERAL LOCATION: Bassville Park / Silver Lake Area – Property located at the SE cor of Treadway School Road and Radio Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1-6+ CUP#912-1 with PUD and rezone to R-4 (Medium Suburban Residential) for single-family residential homes.

EXISTING ZONING: R-1-6+CUP w/PUD

SIZE OF PARCEL: 8.29 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #67-04-PUD

CASE NO: PH#64-04-2

AGENDA NO: #12

OWNERS: Sosa Related Investments

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: South Lake County – Property located N & E of Woodridge and also N of the Clear Creek subdivisions. (25-24-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to PUD (Planned Unit Development) to incorporate to the existing development for use as residential timeshare and/or short-term rentals.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 10+/acres

FUTURE LAND USE: Urban

TRACKING NO.: #69-04-PUD/AMD

CASE NO: PH#63-04-3

AGENDA NO: #13

OWNERS: GSH Development

REPRESENTATIVE: Tim Green, Green Consulting Group

GENERAL LOCATION: West Central Lake County area – Property lying on the West side of US Hwy 27 on both the North and South sides of Bridges Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #2003-54 to allow access from Orchard Drive to the residential portion of the development.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 282.62+/acres

FUTURE LAND USE: Employment Center

TRACKING NO.: #58-04-CFD/AMD

CASE NO: PH#54-04-2

AGENDA NO: #14

OWNERS: Open Door Baptist Church

REPRESENTATIVE: Brian R. Camp

GENERAL LOCATION: Minneola area – Property located SE'ly of US 27/SR 25 and North Grassy Lake Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend CFD Ordinance #106-89 to remove the existing caretaker's mobile home, and construct a duplex to house a caretaker and a residence for a parsonage.

EXISTING ZONING: CFD

SIZE OF PARCEL: 12.15 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #65-04-MSP/AMD

CASE NO: MSP#04/9/1-2

AGENDA NO: #15

OWNERS: E. R. Jahna / Jahna Industries

REPRESENTATIVE: Creative Environmental Solution

GENERAL LOCATION: South Lake County area – Property located in Green Swamp Area of Critical State Concern

lying E and W of SR 33 and N and S of CR 474.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to add 399 acres to the existing sand mining operation for sand mining and extraction.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 2,455

FUTURE LAND USE: GSACSC / Rural and Core Conservation

TRACKING NO.: #50-04-MSP/AMD

CASE NO: MSP#04/7/1-3

AGENDA NO: #16

OWNERS: Florida Rock Industries/Astatula Sand Plant

REPRESENTATIVE: Steven J. Richey, P.A. / Chryl Ellinor, LPG Environmental & Permitting Services

GENERAL LOCATION: Astatula area – Property located E of CR 561 and S of CR 448 and W'ly of CR 448A. (Secs. 15/16/17/20/21/22 Twp. 20S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the Mining Site Plan Ordinance #2003-29 to add 1289.8 acres to the existing 784.5 acres to expand the mining operation.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 2074.3 +/- acres

FUTURE LAND USE: Rural